

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 3, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Ms. Hillary Austin, Zoning Administrator  
Mr. Arthur Cummings, Building Codes Director  
Ms. Delores Frazier, Assistant Planning Director

#### **MEMBERS ABSENT**

Mr. Robert Klink, County Engineer

#### **STAFF PRESENT**

Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at 11:35 a.m.

*Ms. Austin explained, that the members of the DRT reviewed each item independently and provided their comments.*

#### **2. ADOPTION OF MINUTES:**

**MOTION:** Ms. Frazier made a motion to adopt the minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

#### **3. HALLMARK HOMES @ MALPHRUS – REVISIT (FINAL)**

Ms. Frazier stated, that the applicant indicated in a letter, that they substantially reduced the amount of fill shown inside of the buffers, but were not able to eliminate all of them. Ms. Frazier stated, that Amanda Flake & Judy Timmer, from the Planning Staff shall visit the site to verify the existence or lack of vegetation within the buffer. Ms. Frazier stated, that if the Planning Staff reports that there is too much fill in the buffer area, this application would have to go back before the Development Review Team for approval.

Ms. Austin stated, that if there's no buffer, the applicant shall be required to replant the buffer, per the zoning ordinance.

**THE DRT APPROVED THE PROJECT, SUBJECT TO THE PLANNING STAFF VISITING THE SITE TO VERIFY THE EXISTENCE OR LACK OF VEGETATION WITHIN THE BUFFER. IF THERE IS INSUFFICIENT VEGETATION, THE APPLICANT SHALL BE REQUIRED TO REPLANT THE BUFFER. (FOR: CUMMINGS, FRAZIER; OPPOSED: AUSTIN).**

#### **4. MYRTLE PARK – KITTIES LANDING – PHASE 2 (FINAL)**

Ms. Austin stated, that Mr. Klink's comment was that the applicant shall not request any speed bumps.

Mr. Chris Bates, Andrews & Burgess, stated to the board, that the applicant requested a deferment.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, AT THE REQUEST OF THE APPLICANT.**

**(FOR: AUSTIN, CUMMINGS, FRAZIER).**

#### **5. SHADY GLEN MOBILE HOME PARK AMENITIES (FINAL)**

Ms. Frazier stated, that the tree protection zone is supposed to be a radius around the tree; 1 foot for every inch of diameter. Ms. Frazier stated, that the applicant shall revise the plans to correct the tree protection radius around the trees, that will be impacted by construction. Ms. Frazier informed the applicant, that when the protection zone is not able to be met, the applicant is required to provide an alternate protection zone, tree by tree. Ms. Frazier stated, that the applicant shall provide a letter from a certified arborist for every tree impacted by construction, addressing the type of protection that would be more suitable to protect the trees.

Ms. Austin suggested that the applicant uses gravel for the parking area, instead of asphalt; except for the handicap parking.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT CORRECT THE CONSTRUCTION DRAWINGS, SHOWING THE CORRECT TREE PROTECTION RADIUS AROUND THE TREES THAT WOULD BE IMPACTED BY CONSTRUCTION. THE APPLICANT SHALL PROVIDE A LETTER FROM A CERTIFIED ARBORIST, FOR EVERY TREE IMPACTED BY CONSTRUCTION, ADDRESSING THE TYPE OF PROTECTION THAT WOULD BE SUITABLE TO PROTECT THE TREES. THE DRT SUGGESTED THAT THE APPLICANT USES GRAVEL INSTEAD OF ASPHALT FOR THE PARKING AREA, EXCEPT FOR THE HANDICAP PARKING. (FOR: AUSTIN, CUMMINGS, FRAZIER).**

#### **6. BEACH FIELD – PHASE 1 (REVISIT/BERM)**

Ms. Frazier stated, that it is hard to justify the removal of all of the trees, for the storage of dirt.

Ms. Austin stated, that she preliminarily reviewed the tree removal plan, and so far, there's 52 live oak trees and 10 pine trees to be replanted.

Mr. Cummings asked the applicant, if they could work around the trees, to eliminate the removal of so many significant trees?

Mr. Mincey stated, that they could revise the plans to stay away from the 39-inch tree, and try to keep the grading far enough off of the 22 trees, so the root system won't get too bad.

Ms. Frazier stated, that she would like to see an aerial of the area, in order to find a more suitable location for the storage of the dirt.

Mr. Mincey stated, that they could modify the plans by splitting it up into two spaces, in order to save some trees.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT MODIFIES THE PLANS TO SAVE AS MANY TREES AS POSSIBLE. THE APPLICANT SHALL SUBMIT AN OVERALL AERIAL OF THE ENTIRE PROJECT, SO THE DRT MAY REVIEW FOR A MORE SUITABLE LOCATION FOR THE STORAGE OF THE DIRT. (FOR: AUSTIN, CUMMINGS, FRAZIER).**

#### **7. TRADEWINDS PLANTATION S/D (AMENDMENT)**

Ms. Austin stated, that the applicant shall be required to revise the site plan, with the typical building footprint to meet all of the setbacks. Ms. Austin stated, that the applicant shall put the Airport Overlay District Disclosure Statement on the recordable plats. The plats shall also include, the setbacks, addresses, easements, and acreage. Ms. Austin stated, that the covenants & restrictions shall indicate the subdivision setbacks, and the covenants & restrictions shall indicate, that the developer shall deed the

open space, roads and drainage to the Property Owners Association. The covenants & restrictions shall also state, that the porches shall never be covered.

**THE DRT UNANIMOUSLY APPROVED THE AMENDMENT SUBJECT TO, THE APPLICANT REVISING THE CONSTRUCTION PLANS SHOWING THE PROPOSED HOUSE FOOTPRINT TO ENSURE THEY MEET ALL OF THE REQUIRED SETBACKS. LOT 56 MAY NOT BE APPROVED IF THE REQUIRED SETBACKS ARE NOT MET. THE APPLICANT SHALL PLACE THE AIRPORT OVERLAY DISCLOSURE STATEMENT FOR THE LADY'S ISLAND AIRPORT ON THE CONSTRUCTION PLANS AND THE RECORDABLE PLATS. THE APPLICANT SHALL PLACE ON THE PLATS THAT THE LOTS THAT WERE RECONFIGURED TO ACCOMMODATE THE SCE&G 50' EASEMENT SHALL BE SUBJECT TO A CONSTRUCTION ENVELOPE. THE APPLICANT SHALL SUBMIT THE COVENANTS AND RESTRICTIONS ADDRESSING OWNERSHIP AND MAINTENANCE OF THE RIGHT-OF-WAYS, OPEN SPACE, EASEMENTS, SETBACKS, AND BUFFERS. THE COVENANTS AND RESTRICTIONS SHALL ALSO INDICATE THAT THE DRT GRANTED A WAIVER TO ALLOW THE SMALL PORCHES AND STEPS IN THE SETBACK, WITH THE CONDITION THAT THE PORCHES WILL NEVER BE COVERED AND ENCLOSED. (FOR: AUSTIN, CUMMINGS, FRAZIER).**

#### **8. HARBOR ISLAND – LOT 9, HARBOR KEYS (RIVER-BUFFER WAIVER)**

Ms. Austin stated, that the applicant is required to move the house towards the street, in order to meet a setback of 20' from the OCRM critical line. Ms. Austin also stated, that the ARB shall provide a letter granting a variance from the required front yard setback of 20'. The approval shall state, that a variance of 10' is granted from the recorded 20' street-yard setback. Ms. Austin stated, that the average house size is 3,665 square feet, and the proposed house size shall not exceed the average house size.

**THE DRT UNANIMOUSLY APPROVED THE WAIVER SUBJECT TO, THE APPLICANT REVISING THE PLATS MOVING THE HOUSE FORWARD, TO MEET THE 20' OCRM CRITICAL LINE SETBACK. THE HARBOR ISLAND ARB SHALL PROVIDE A LETTER GRANTING A VARIANCE FROM THE REQUIRED FRONT YARD SETBACK OF 20'. THE APPROVAL SHALL STATE, THAT A VARIANCE OF 10' IS GRANTED FROM THE RECORDED 20' STREET YARD SETBACK. THE PROPOSED HOUSE SIZE SHALL NOT EXCEED THE AVERAGE HOUSE SIZE OF 3,665 SQUARE FEET. (FOR: AUSTIN, CUMMINGS, FRAZIER).**

#### **9. HARRIS PILLOW SUPPLY BUILDING ADDITION (CONCEPTUAL)**

Ms. Frazier stated, that the applicant shall show the tree protection zone correctly on the site plan for the trees that are going to remain on the site. Ms. Frazier stated, that the applicant shall show the required 10' or 15' CRB perimeter buffer along the property on the site plans. Ms. Frazier stated, that the applicant shall remove the proposed truck turn-around from the buffer.

Mr. Cummings stated, that the applicant shall be required to do the noise attenuation for noise zone 3, of the ACUIZ Overlay District for the existing building. Mr. Cummings stated, that the applicant shall indicate the requirement for the sprinkler installation, as stated by the Fire Marshall on the final plans.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT SHOWING THE TREE PROTECTION ZONE CORRECTLY ON THE SITE PLANS FOR THE TREES THAT ARE GOING TO REMAIN ON THE SITE. THE APPLICANT SHALL SHOW THE REQUIRED 10' OR 15' PERIMETER BUFFER ALONG THE PROPERTY ON THE SITE PLANS. THE APPLICANT SHALL REMOVE THE PROPOSED TRUCK TURN-AROUND FROM THE BUFFER. THE APPLICANT SHALL BE REQUIRED TO DO THE NOISE ATTENUATION FOR NOISE ZONE 3, OF THE AICUZ OVERLAY DISTRICT FOR THE EXISTING BUILDING. THE APPLICANT SHALL INDICATE THE REQUIREMENT FOR THE SPRINKLER INSTALLATION, AS STATED BY THE FIRE MARSHALL ON THE FINAL PLANS. (FOR: AUSTIN, CUMMINGS, FRAZIER).**

*The meeting adjourned at approximately 12:33 p.m.*